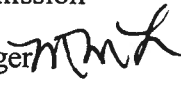


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**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**MEMORANDUM**

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**DATE:** May 1, 2008  
**TO:** Loudoun County Planning Commission  
**FROM:** Michelle M. Lohr, Project Manager   
**SUBJECT:** **Farm Markets in Various Zoning Districts – ZOAM 2007-0004**  
**May 8, 2008 Committee of the Whole**

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**SUMMARY**

On January 8, 2008, the Board of Supervisors held a public hearing regarding ZOAM 2007-0004 and forwarded the issue to the Planning Commission for further review and with part of that review to include input from the Rural Economic Development Council (REDC) before returning the proposed zoning ordinance amendment to the Board of Supervisors.

REDC Recommendation: At its February 21, 2008 Committee of the Whole meeting, the Planning Commission forwarded the issue of Farm Markets to the Rural Economic Development Council (REDC) for its recommendation. The REDC met on April 7, 2008 and made the following recommendations:

- Accept the definition of Farm Market that includes that a minimum of 25% of the products sold be produced in Loudoun County.
- Retain the Farm Market use as a permitted use within the on-site agricultural use category.
- Add Farm Market as a special exception use within the Retail Sales and Service Category for enterprises without on-site agricultural activity.
- Only require a Rural Sketch Plan for a Farm Market in AR-1, AR-2, JLMA 1, 2, 3, 10, and 20; however a standard site plan should be required in other zoning districts.

The letter from the REDC and the staff report from the February 21, 2008 Committee of the Whole are attached for reference [Attachments 1 and 2].

Staff Recommendations: Staff recommends the following:

1. The Planning Commission forward a recommendation to the Board of Supervisors to initiate a new resolution of Intent to Amend the Zoning Ordinance based on the recommendations of the Rural Economic Development Council. The original Intent to Amend was adopted by the Planning Commission 10 months ago and two public hearings have been held on the subject, with the Farm Market use proposed as a by-right use rather than a special exception use on properties that do not have agricultural production on site. In considering a new Intent to Amend, the Board can assign priorities to the proposed zoning ordinance amendments and allocate staff resources to complete the amendment process.
2. Incorporate the districts in the rural and transition policy areas (AR-1, AR-2, JLMA-1, JLMA-2, JLMA-3, JLMA-20, TR-10, TR-3, TR-2, TR-1) rather than those identified in the original recommendations.

3. Amend Section 5-603, the additional regulations for Farm Markets, to be consistent with the definition of a Farm Market in that a certain percentage of the products sold at the Farm Market must be produced in Loudoun County.
4. Amend Section 6-700 to add the JLMA and TR districts to the list of districts in which Farm Markets can be developed with a Rural Sketch Plan.

**SUGGESTED MOTIONS:**

- 1) I move that the Planning Commission take no action regarding ZOAM 2007-0004.
- 2) I move that the Planning Commission forward ZOAM 2007-0004 to the Board of Supervisors with a recommendation to adopt a new resolution of Intent to Amend the Zoning Ordinance to incorporate the recommendations of the Rural Economic Development Council, to include Farm Markets by special exception on properties that do not have agricultural production on site in the AR-1, AR-2, JLMA-1, JLMA-2, JLMA-3, JLMA-20, TR-10, TR-3, TR-2, TR-1 zoning districts, to amend Section 5-603 to state that a percentage of the products sold at a Farm Market must be produced in Loudoun County, and to amend Section 6-700 to add the JLMA and TR districts to the list of districts in which Farm Markets can be developed with a Rural Sketch Plan.
- 3) I move an alternate motion.

**ATTACHMENTS:**

1. Rural Economic Development Council Recommendation letter regarding Farm Markets.
2. February 21, 2008 Planning Commission Committee of the Whole Staff Report.



Ms. Christeen Tolle  
Chair, Planning Commission

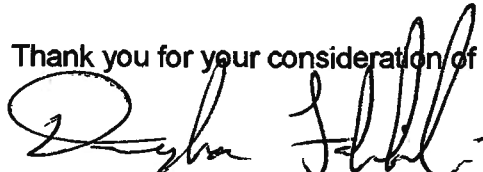
Dear Ms. Tolle:

With this letter I am transmitting to you a motion adopted by the Rural Economic Development Council at its April 7, 2008 meeting in connection with the definition of Farm Market as set out in the Loudoun County 1993 Revised Zoning Ordinance.

The Rural Economic Development Council makes the following recommendations regarding the definition of Farm Market to the Planning Commission for its consideration:

1. Accept the new definition of Farm Market that includes the requirement that a minimum of 25% of the gross receipts must be from goods produced in Loudoun County.
2. General solution to the Farm Market/Lowry zoning issue:  
Return the **Farm Market category** to Agricultural Uses (pg 4, last line Reference Document) as a **Permitted Use** with the new Farm Market definition from page 3 (Ref Doc). **Retain the Farm Market Use Type under the Retail Sales and Service Category on page 7 (Ref Doc), however, change this use to require a Special Exception.** In this manner the traditional agriculture use that permitted the Farm Market on the corner of a rural farm could be maintained as is, albeit with the new definition. Additionally, it would allow the Lowrys (and anyone else who so desired) to operate a Farm Market facility in a commercial location, but still allow the County to prevent someone from starting a Farm Market in an unsuitable location.
3. For AR-1 and AR-2, JLMA -1, -2, -3, -10 and -20 rural locations, the REDC recommends that the Farm Market still only be required to provide a Rural Sketch Plan. However, for commercial locations the operators should be required to provide a standard Site Plan as is standard in such areas.
4. The REDC does not have the requisite expertise to address possible zoning effects the above recommendations have and defers to the Planning Commission to address such issues.

Thank you for your consideration of this matter.



Doug Fabbioli, Chair, REDC

Enc. Memorandum to Planning Commission from Michelle M. Lohr

**COUNTY OF LOUDOUN**  
**DEPARTMENT OF BUILDING AND DEVELOPMENT**  
**MEMORANDUM**

**DATE:** February 14, 2008  
**TO:** Loudoun County Planning Commission  
**FROM:** Michelle M. Lohr, Project Manager  
**SUBJECT:** Farm Markets in Various Zoning Districts – ZOAM 2007-0004  
February 21, 2008 Committee of the Whole

**EXECUTIVE SUMMARY**

The Planning Commission initiated an intent to amend the zoning ordinance at its July 9, 2007 meeting to add Farm Markets without agricultural production on-site, which sell agricultural, horticultural, and aquacultural goods produced in Loudoun County, as a permitted use pursuant to Section 5-603 in the following zoning districts: AR-1 (Agricultural Rural-1), AR-2 (Agricultural Rural – 2), JLMA-2 (Joint Land Management Area – 2), R-1 (Single Family Residential), R-2 (Single Family Residential), R-3 (Single Family Residential), R-4 (Single Family Residential), R-8 (Single Family Residential), R-16 (Townhouse/Multifamily Residential), R-24 (Multifamily Residential), PD-CC (Planned Development – Commercial Center), PD-OP (Planned Development – Office Park), PD-RDP (Planned Development – Research and Development Park), PD-IP (Planned Development – Industrial Park), and PD-GI (Planned Development – General Industry). The proposal also seeks to amend the Additional Regulations for Specific Uses related to Farm Markets and to amend the definition of Farm Market.

A public hearing was held on the matter on November 19, 2007 with the Planning Commission voting that evening (5-1-1-2) to recommend approval of the amendment. On January 8, 2008, the Board of Supervisors held a public hearing at which three persons spoke regarding the issue. The Board of Supervisors voted (9-0) to return ZOAM 2007-0004 to the Planning Commission for further review and with part of that review to include input from the Rural Economic Development Council (REDC) before returning the proposed zoning ordinance amendment to the Board of Supervisors.

Staff Recommendation: Staff recommends that the Planning Commission proceed with Option 2 to address the inconsistencies between the definition of Farm Market and the Additional Regulations for Farm Markets in Section 5-603(A) and to solicit comments from the REDC regarding those proposed amendments. Further the issue of changing the use category of Farm Market in the JLMA 2 district should be addressed.

**SUGGESTED MOTIONS:**

- 1.) I move that the Planning Commission take no action regarding ZOAM 2007-0004.
- 2.) I move that the Planning Commission proceed with ZOAM 2007-0004 to address the inconsistencies between the Definition of Farm Market and the Additional Regulations for Farm Markets in Section 5-603(A). Further the issue of changing the use category of Farm Market in the JLMA 2 district should be addressed. Input from the Rural Economic Development Council should be sought.
- 3.) I move an alternate motion.

## I. DISCUSSION

The purpose of this agenda item is to discuss the scope, issues and schedule of this Zoning Ordinance Amendment.

## II. BACKGROUND

During the Annual Review of the zoning ordinance [ZOAM 2006-0003], a proposal was brought forward to the Planning Commission to alleviate an inconsistency in the ordinance regarding the Farm Market use. This inconsistency was discovered when a Farm Market located outside of Hamilton, Lowry's, moved its operation from the eastern side of Hamilton (zoned RC Rural Commercial) to the western side of Hamilton (zoned JLMA-2 Joint Land Management Area 2). At the RC location, the use would be permitted as simply retail. However, a retail operation of the type conducted at the former location is not permitted in the JLMA 2 district; thus, the operation would have to change to conform to a use permitted in the district, such as a Farm Market.

The Annual Review of the Zoning Ordinance [ZOAM 2006-0003] addressed the definition of Farm Market and expanded it to only require a minimum of 25% of the agricultural products to be produced in Loudoun County. An inconsistency between the Farm Market definition and the Additional Regulations for Farm Markets remains in that Section 5-603 requires a minimum of 25% of the gross sales receipts be derived from agricultural products produced on-site or other property owned by the operator. ZOAM 2007-0004 addresses this inconsistency by proposing to change the 25% requirement from on-site or other property owned by the operator to products produced in the County.

*The Lowry Dilemma.* During the Annual Review process, an additional zoning barrier for the Lowry's to locate at the JLMA 2 property was identified. In the JLMA district the Farm Market use, although permitted by right, is included within the broad Use Category of "Agriculture Support and Services directly related to on-going agriculture, horticulture and animal husbandry activity, on-site". [emphasis added] Thus, because of the structure of the ordinance, the Farm Market use must be located on the site of on-going agriculture. As Lowry's does not produce the agricultural products on site, this requirement cannot be met.

The Planning Commission addressed this zoning construct problem with ZOAM 2007-0004 by proposing to move the Farm Market use from the Use Category of "Agriculture Support and Services Directly Related to on-going agriculture..." to the Use Category of "Retail Sales and Service." By moving the Farm Market "Use Type" to the Retail Sales and Service "Use Category," this zoning issue can be resolved for the Lowry's.

## III. PROPOSED ZONING ORDINANCE AMENDMENTS

### A. Section 5-603(A) [Additional Regulations for Farm Markets]

A minimum of 25% of the gross sales receipts must be derived directly from agricultural, horticultural or aqua cultural products produced on site in Loudoun County. An annual report verifying the portion of sales derived from products produced in the County shall be submitted on request to the Zoning Administrator.

**B. Article 8 - Definitions**

Farm Market: A principal use which includes the sale of agricultural, horticultural or aquacultural products including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider and similar agriculture products. A minimum of 25% of the products must be agricultural horticultural or aquacultural products produced ~~on-site~~ in Loudoun County.

*Please note that following the initiation of this amendment, the Board of Supervisors with the adoption of the Annual Review [ZOAM 2006-0003] on December 3, 2007 that addresses this recommendation as follows:*

Farm Market: A principal use which includes the sale of aquacultural, horticultural or agricultural products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider and similar agricultural products. A minimum of twenty-five percent (25%) of the products sold must be aquacultural, horticultural or agricultural products produced within the County ~~on-site~~.

**C. Farm Market is added or reclassified as a permitted use in the following zoning districts:**

TABLE 2-1103 JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
<b>RESIDENTIAL USES</b>			
<b>Household Living</b>	Accessory dwelling (accessory to single family detached dwelling)	P	Section 5-613
	Dwelling, single-family detached, including manufactured housing	P	Manufactured housing subject to Section 5-620
	Guest house (accessory to single family detached dwelling)	P	Section 5-612
	Home occupation (accessory to single family detached dwelling)	P	Section 5-400
	Model home	P	Section 5-500(A)
	Portable dwelling/trailer during construction of primary residence	P	Section 5-500
<b>Group Living</b>	Congregate housing facility	S	
	Continuing care facility	S	

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<b>TABLE 2-1103</b> <b>JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE</b> <b>P = PERMITTED S = SPECIAL EXCEPTION</b>			
<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Orphanage or similar institution	S	
	Tenant dwelling	S	Section 5-602
<b>AGRICULTURAL USES</b>			
<b>Agriculture</b>	General Use Category	P	Section 5-626
<b>Horticulture</b>	General Use Category	P	Section 5-626
<b>Animal Husbandry</b>	General Use Category	P	Section 5-626
<b>Agriculture Support and Services directly related to on-going agriculture, horticulture and animal husbandry activity, on-site</b>	Agricultural processing	P	Section 5-627
	Animal care business	P	Section 5-627
	Custom operators	P	Section 5-627
	Direct market business for sale of products produced on-site-including but not limited to PYO (pick-your-own)	P	Section 5-627
	Equestrian facilities	P	Section 5-627
	Equestrian facility, on lots of less than fifty (50) acres, or without frontage on a state maintained road	S	Section 5-627
	Virginia farm winery	P	Section 5-627
	Farm based tourism events	P	Section 5-628
	Farm co-ops	P	Section 5-627
	Farm machinery sales, rental, and services	S	Section 5-627
	Farm machinery repair	P	Section 5-627
	Farm markets (moved to Retail Sales and Service)	P	Section 5-603

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<b>TABLE 2-1103</b> <b>JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE</b> <b>P = PERMITTED S = SPECIAL EXCEPTION</b>			
<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Mill feed and farm supply center	S	Section 5-627
	Nursery, commercial	S	Section 5-605
	Nursery, production	P	Section 5-605
	Nursery, production, without frontage on a state maintained road	S	Section 5-605
	Pet farms	P	Section 5-627
	Stable, private	P	Section 5-627
	Stable, neighborhood, on lots less than twenty-five (25) acres, or without frontage on a state maintained road	S	Section 5-627
	Wayside stand	P	Section 5-604
	Wetlands mitigation bank	P	Section 5-627
<b>PUBLIC AND INSTITUTIONAL USES</b>			
<b>Day Care Facilities</b>	Child care home	P	Section 5-609
	Child or adult day care center	S	Section 5-609
<b>Cultural and Government Facilities</b>	Bus shelter	P	
	Community center	S	
	Community center, HOA facilities only	P	
	Commuter parking lot, with greater than 50 spaces	S	
	Commuter parking lot, with 50 spaces or less	P	
	Library	S	

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<b>TABLE 2-1103</b> <b>JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE</b> <b>P = PERMITTED S = SPECIAL EXCEPTION</b>			
<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Structure or use for federal, state, County, or local governmental purposes, not otherwise listed	S	
<b>Education</b>	School (elementary or middle), for fifteen (15) pupils or less	S	Section 5-655
	School (elementary, middle, or high), for more than 15 pupils	S	
<b>Park and Open Space</b>	Cemetery	S	Section 5-637
	Mausoleum	S	Section 5-637
	Crematorium	S	Section 5-637
	Community, neighborhood or regional park, passive recreational uses	P	
	Community, neighborhood or regional park, active recreational uses	S	
<b>Public Safety</b>	Fire and/or rescue station	S	Section 5-638
	Police station or substation	S	Section 5-638
<b>Religious Assembly</b>	Church, synagogue or temple, with seating capacity of 300 or less in sanctuary or main area	P	Section 5-639
	Church, synagogue or temple, with seating capacity of more than 300 in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, recreational facilities	S	Section 5-639
<b>Utility</b>	Public utility service center and storage yard	S	Section 5-621
	Recycling drop off collection center, public	P	Section 5-607
	Recycling drop off collection center, private	S	Section 5-607

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<b>TABLE 2-1103</b> <b>JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE</b> <b>P = PERMITTED S = SPECIAL EXCEPTION</b>			
<b>USE CATEGORY</b>	<b>USE TYPE</b>	<b>JLMA-2</b>	<b>ADDITIONAL REGULATIONS FOR SPECIFIC USES</b>
	Sewer and water treatment plant	S	Section 5-621
	Utility substation, distribution	S	Section 5-616
	Utility transmission line, overhead (excluding connections of lines from public utility transmission lines to individual development sites)	S	Unless excepted by Section 1-103 (D)
	Sewage and Water pumping station	P	Section 5-621
	Water storage tank	S	Section 5-621
<b>COMMERCIAL USES</b>			
<b>Food and Beverage</b>	Restaurant	S	Section 5-643
<b>Office</b>	Construction and/or sales trailer, during period of construction activity subject to establishment of date certain for removal	P	
<b>Recreation and Entertainment</b>	Camp, day and boarding	S	Section 5-645
	Golf course	S	Section 5-648
<b>Retail Sales and Service</b>	Artist studio	S	
	<u>Farm Markets</u>	<u>P</u>	<u>Section 5-603</u>
	Small business	P/S	Section 5-614
<b>Visitor Accommodation</b>	Bed and breakfast homestay	P/S	Section 5-601
	Bed and breakfast inn	S	Section 5-601
<b>INDUSTRIAL USES</b>			
<b>Telecommunication Use and/or</b>	Radio and/or television tower	S	Section 5-618
	Telecommunications antenna	P	Section 5-618(A)

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TABLE 2-1103 JLMA-2 JOINT LAND MANAGEMENT AREA-2 DISTRICT USE TABLE			
P = PERMITTED S = SPECIAL EXCEPTION			
USE CATEGORY	USE TYPE	JLMA-2	ADDITIONAL REGULATIONS FOR SPECIFIC USES
Structure	Telecommunications monopole	P	Section 5-618(B)(1)
	Telecommunications monopole	S	Section 5-618(B)(2)
	Telecommunication tower	S	Section 5-618(C)(2)

**Section 3-102 (R-1)**

Add the following as a permitted use:

(X) Farm Market

**Section 3-202 (R-2)**

Add the following as a permitted use:

(V) Farm Market

**Section 3-302 (R-3)**

Add the following as a permitted use:

(U) Farm Market

**Section 3-402 (R-4)**

Add the following as a permitted use:

(T) Farm Market

**Section 3-503 (R-8)**

Add the following as a permitted use:

(R) Farm Market

**Section 3-603 (R-16)**

Add the following as a permitted use:

(O) Farm Market

**Section 3-703 (R-24)**

Add the following as a permitted use:

(O) Farm Market

**Section 4-203 (PD-CC)**

Add the following as a permitted use:

(A)(34) (32) Farm Market

**Section 4-303 (PD-OP)**

Add the following as a permitted use:

(H) (BB) Farm Market

**Section 4-403 (PD-RDP)**

Add the following as a permitted use:

(H) (HH) Farm Market

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**Section 4-503 (PD-IP)**

Add the following as a permitted use:

(MM) (II) Farm Market

**Section 4-603 (PD-GI)**

Add the following as a permitted use:

(OO) (NN) Farm Market

**IV. ISSUES:**

1. Are the proposed amendments achieving what is wanted? One of the proposed zoning ordinance amendments proposes to make the standards of Section 5-603(A) consistent with the definition of Farm Market to require a minimum of 25% of the gross sales receipts from products produced in Loudoun County. This takes out the requirement to produce any items on site. The other amendments address where a Farm Market should be permitted. Input should be sought from the Rural Economic Development Council to determine the effects on the agricultural community and whether the districts proposed for the Farm Market use to locate are appropriate.
2. Should the character of a Farm Market in the JLMA 2 district be changed from one that is located on the site of on-going agriculture to one that is permitted on any parcel within that district? It is noted that the Farm Market use in the AR-1 and AR-2 zoning districts, as well as the JLMA 1, JLMA 3, JLMA 20, TR 10, TR 3, TR 2, and TR-1 districts are within the use category requiring the use to be located on the site of on-going agriculture.
3. Is the scope of the amendments too broad or not broad enough? Should the amendments only address the Lowry's zoning ordinance issues, or should the Farm Market use be introduced to the 13 zoning districts proposed? Are there other zoning districts that should be modified in a similar manner as the JLMA 2 district to allow the Farm Market use to be on parcels without on-going agriculture? Should additional zoning districts be considered for the Farm Market use or some deleted from the list?
4. What are the pros and cons of adding the Farm Market use to the residential, commercial, and industrial districts specified? Are the Additional Regulations for Farm Markets (Section 5-603) sufficient? For example, as written a Farm Market commercial use could establish on a single family parcel in a subdivision without many standards. Further, the Farm Market use only requires a Rural Sketch Plan to establish the use and not a site plan.
5. Farm Market versus Farmer's Market. Does a distinction need to be made between a Farm Market (historically a principal use where a portion of the products are produced on-site) and a community Farmer's Market (where farmers bring their products to sell to the public).

**V. OPTIONS:**

The Planning Commission could decide to proceed in the following ways:

Option 1: Leave the ordinance as it is and not proceed further.

Option 2: Tailor the changes to the Zoning Ordinance to address the Lowry situation only and not extend the Farm Market use to the various zoning districts

identified. This would address proposed amendments to Section 5-603(A) and the JLMA 2 use list.

Option 3: Modify or expand the zoning districts to which the Farm Market use is added as a permitted use.

## **VI. SCOPE OF WORK AND SCHEDULE**

Option 2: If the Planning Commission decides to proceed with Option 2, the ZOAM can proceed in a relatively short time frame of approximately 60 days with relatively minor staff effort.

Option 3: If the Planning Commission proceeds with Option 3, the evaluation of a comprehensive ordinance amendment involving a number of zoning districts would involve a major staff effort. The Planning Commission could review the proposed amendments in a subcommittee with input from the Rural Economic Development Council. It is possible that a new public hearing would be necessary.


## **VII. ATTACHMENT**

1. January 8, 2008 Board of Supervisors Action Summary forwarding ZOAM 2007-0004 to the Planning Commission.

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**MEMORANDUM**  
**COUNTY OF LOUDOUN**

DATE: January 9, 2008

TO: Department and Agency Heads 

FROM: Kirby M. Bowers, County Administrator

SUBJECT: Action Report of the January 8, 2008 Board of Supervisors Public Hearing

Listed below is a summary report of the Board's action taken at its January 8, 2008 public hearing. On items requiring follow up, the staff person responsible is noted. Please work with your staff to follow through on the Board action as noted.

1. SPEX 2007-0030 AND CMPT 2007-0017 / EASTERN LOUDOUN SHERIFF'S SUBSTATION

Supervisor Delgaudio moved that the Board of Supervisors suspend the rules. (Seconded by Supervisor Kurtz. The motion passed 9-0.)

Supervisor Delgaudio moved that the Board of Supervisors ratify the decision of the Planning Commission and approve CMPT 2007-0017, Eastern Loudoun Sheriff's Substation, based on the findings contained in the January 8, 2008 staff report.

Supervisor Delgaudio further moved that the Board of Supervisors approve SPEX 2007-0030, Eastern Loudoun Sheriff's Substation, based on the findings contained in the January 8, 2008 staff report and subject to the Conditions of Approval dated January 3, 2008. (Seconded by Supervisor Kurtz. The motion passed 9-0.)

Staff Contact: Sophia Fisher, Department of Planning

2. ZOAM 2007-0004 / PROPOSED ZONING ORDINANCE AMENDMENT TO PERMIT FARM MARKETS IN VARIOUS ZONING DISTRICTS

Supervisor Burton moved to suspend the rules. (Seconded by Supervisor Kurtz. The motion passed 9-0.)

Supervisor Burton moved that the Board of Supervisors forward ZOAM 2007-0004, Proposed Zoning Ordinance Amendment to permit Farm Markets in Various Zoning Districts, to the Planning Commission for further review and that part of that review include an input from the Rural Economic Development Council (REDC) before forwarding to the Board of Supervisors. (Seconded by Supervisor Burk. The motion passed 9-0.)

*Attachment 1*

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Staff Contact: John Merrithew, Department of Planning

3. SPEX 2006-0030 / LENA AUTO SERVICE  
Supervisor Miller moved that the Board of Supervisors forward SPEX 2006-0030, Lenah Auto Service, to the January 28, 2008 Transportation/Land Use Committee for a study and recommendation for further action in contemplation of the traffic consequences. (Seconded by Supervisor Kurtz. The motion passed 9-0.)  
Staff Contact: Nicole Steele, Department of Planning
4. ZCPA 2006-0005 / UNIVERSITY CENTER  
This item was postponed.
5. ZCPA 2007-0007, SPEX 2006-0042, AND CMPT 2007-0002 / DULLES SOUTH WATER TANKS  
Supervisor Miller moved that the Board of Supervisors forward ZCPA 2007-0007, SPEX 2006-0042, and CMPT 2007-0002 to the February 5, 2008 Business Meeting for action. (Seconded by Vice Chairman Buckley. The motion passed 9-0.)  
Staff Contact: Michael Elabarger, Department of Planning
6. SPEX 2006-0012 AND ZMOD 2006-0013 / INOVA HEALTH CARE CAMPUS – DULLES SOUTH  
Chairman York moved that the Board of Supervisors forward SPEX 2006-0012, ZMOD 2006-0013, Inova Health Care Campus – Dulles South, to the January 28, 2008 Transportation/Land Use Committee for further review of the construction and traffic issues. (Seconded by Supervisor Miller. The motion passed 9-0.)  
  
Supervisor Waters requested that the applicant work on the Conditions in the Special Exception with staff and assure that this information be included in the Board Packet for the February 5, 2008 Board Business Meeting Packet.  
Staff Contact: Van Armstrong, Department of Planning
7. SPEX 2005-0037 AND CMPT 2005-0007 / NEXTEL SILO – ROCKLAND FARM  
Chairman York moved that the Board of Supervisors forward SPEX 2005-0037 and CMPT 2005-0007, Nextel Silo- Rockland Farm, to the Transportation/Land Use Committee for further discussion. (Seconded by Supervisor Waters. The motion passed 7-0-2, Supervisors Burton and Kurtz recused from the vote.)  
Staff Contact: Pat Giglio, Department of Planning
8. SPEX 2007-0001, CMPT 2007-0001 / CWS – WHITE'S FERRY  
Supervisor Kurtz moved that the Board of Supervisors forward SPEX 2007-0001 and CMPT 2007-0001 – CWS White's Ferry – to the Transportation/Land Use

Committee for further discussion. Seconded by Chairman York. The motion passed 9-0.

Staff Contact: Nicole Steele, Department of Planning

9. SPEX 2007-0012 AND CMPT 2007-0005 / CWS – TAYLORSTOWN  
Supervisor Kurtz moved that the Board of Supervisors forward SPEX 2007-0012 and CMPT 2007-0005 – CWS Taylorstown – to the Transportation/Land Use Committee for further discussion of outstanding issues. (Seconded by Chairman York. The motion passed 9-0.)  
Staff Contact: Nicole Steele, Department of Planning
10. SPEX 2007-0013 AND CMPT 2007-0006 / CWS – WHEATLAND  
Supervisor Kurtz moved that the Board of Supervisors forward SPEX 2007-0013 and CMPT 2007-0006, CWS # 106 Wheatland, to the Transportation/Land Use Committee for further discussion of outstanding issues. (Seconded by Chairman York. The motion passed 9-0.)  
Staff Contact: Stephen Gardner, Department of Planning
11. SPEX 2007-0014 AND CMPT 2007-0007 / CWS – ARLINGTON CORNER  
Supervisor Kurtz moved that the Board of Supervisors forward SPEX 2007-0014 and CMPT 2007-0007, CWS Arlington Corner to the Transportation/Land Use committee for further discussion of issues. (Seconded by Chairman York. The motion passed 9-0.)  
Staff Contact: Van Armstrong, Department of Planning
12. SPEX 2007-0016 AND CMPT 2007-0009 / CWS – ROUND HILL  
Supervisor Kurtz moved that the Board of Supervisors forward SPEX 2007-0016 and CMPT 2007-0009, CWS Round Hill #114 to the Transportation/Land Use Committee for further discussion of outstanding issues. (Seconded by Chairman York. The motion passed 9-0.)  
Staff Contact: Van Armstrong, Department of Planning

Supervisor Kurtz requested that the County's telecommunications consultant attend the Transportation/Land Use Committee and address the outstanding issues on the five sites. She also requested that the applicant provide information on whether every option had been reviewed on providing service at other locations. She requested copies of letters that the applicant sent seeking other providers for the underserved area and copies of letters showing their refusal, if applicable. She asked if the towers were being requested for cell phone coverage or for wireless internet.

Supervisor Burton requested that thorough explanation be provided on separate coverage maps for the lack of broadband and lack of cell phone coverage and that the Committee deal with these two issues separately.

A-H



Supervisor McGimsey requested more information regarding the need as to the future of telecom.

Supervisor Waters requested information on data used in mapping out and how the additional need for towers are determined.

Supervisor Miller requested information on the difference in delivery of services on the sites where the applicant proposed two towers vs. one tower.

Chairman York requested that a total list of potential providers be provided at the Committee.